



City of New Orleans
Mayor LaToya Cantrell

Board of Zoning Adjustments

Final Agenda

October 14, 2019

MEETING INFORMATION

LOCATION

City Council Chambers

City Hall (1st Floor)
1300 Perdido Street
New Orleans, Louisiana

TIME

10:00 a.m.

BOARD MEMBERS

Candice M. Forest – Chair

Todd C. James – Vice Chair

José Alvarez

Jaime Ramiro Diaz

Alfonso Gonzalez II

Deborah Harkins

Mary Harper Malone

The general public cannot speak
with the members personally.

The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 4 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **October 24, 2019**.

General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the box provided. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

Appeals

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

- A. Call to Order, Roll Call, Adoption of Minutes, Communications, and Reading of Hearing Rules
- B. Variances – Unfinished Business

ITEM 1 – Docket Number: 048-19

Applicant or Agent: Jay A. Jacquet
Property Location: 4434 San Remo Street **Zip:** 70129
Bounding Streets: San Remo St., Grand Bayou, San Lorenzo Waterway
Zoning District: S-RS Suburban Single-Family Residential District
Historic District: N/A **Planning District:** 11
Existing Use: Vacant Lot **Square Number:** 31
Proposed Use: Single-Family Residence **Lot Number:** 4
Project Planner: Aspen Nero (asnero@nola.gov)

Request: This is a request for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) and Article 22, Section 22.11.D.3 of the Comprehensive Zoning Ordinance to permit the construction of a single-family dwelling with insufficient interior side yard setback and to allow a parking pad with insufficient distance from the interior side property line.

Requested Waivers:

Article 13, Section 13.3.A.1 (Table 13-2) – Interior Side Yard Setback
 Required: 6.02' Proposed: 4.6' Waiver: 1.42'
Article 22, Section 22.11.D.3 – Parking Pad Design (Location)
 Required: 3' Proposed: 1.9' Waiver: 1.1'



ITEM 2 – Docket Number: 050-19

Applicant or Agent: Norf 2 GCE Green 3100 BANKSST LLC, Ilse Stough
Property Location: 3100 Banks Street **Zip:** 70119
Bounding Streets: Banks St., S. Lopez St., Baudin St., S. Salcedo St.
Zoning District: HU-MU Historic Urban Neighborhood Mixed-Use District
Historic District: Mid-City **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 654
Proposed Use: Mixed-Use (Residential/Commercial) **Lot Number:** X-1-F
Project Planner: Travis Martin (trlmartin@nola.gov)

Request: This request is for variances from the provisions of Article 23, Section 23.8 of the Comprehensive Zoning Ordinance to permit the construction of a mixed-use development (multi-family residence/commercial) with insufficient buffer yards.

Requested Waivers:

Article 23, Section 23.8 – Buffer Yards
 Required: 10' Proposed: 1'-6" Waiver: 8'-6"
Article 23, Section 23.8 – Buffer Yards
 Required: 10' Proposed: 5" Waiver: 9'-7"



ITEM 3 – Docket Number: 053-19

Applicant or Agent: I-10 Lodging LLC, Mike Desai
Property Location: 12000 Levy Drive **Zip:** 70128
Bounding Streets: Levy Dr., Bullard Ave.
Zoning District: C-1 General Commercial District
Overlay District: CT Corridor Transformation Design Overlay District
Historic District: N/A **Planning District:** 9
Existing Use: Vacant Lot **Square Number:** Sec 26
Proposed Use: Hotel/Motel **Lot Number:** L-2
Project Planner: Sabine Lebailleux (selebailleux@nola.gov)

Request: This request is for variances from the provisions of Article 22, Section 22.4.B, Article 22, Section 22.2.D.3, Article 15, Section 15.3.B.1.f, and Article 15, Section 15.3.B.1.k of the Comprehensive Zoning Ordinance to permit the construction of a hotel with insufficient minimum ground floor ceiling height, excessive off-street parking spaces that are not constructed of permeable paving, and prohibited exterior elevation material.

Requested Waivers:

Article 22, Section 22.4.B - Maximum Vehicle Parking Limitations

Permitted: 63 spaces (maximum) Proposed: 88 spaces Waiver: 25 spaces

Article 22, 22.2.D.3 – Permeable Pavement Required

Required: 46 spaces (minimum) Proposed: 0 spaces Waiver: 46 spaces

Article 15, Section 15.3.B.1.f – Ground Floor Ceiling Height

Required: 12' (minimum) Proposed: 9'-9" Waiver: 2'-3"

Article 15, Section 15.3.B.1.k – Prohibited Building Materials

Required: No EIFS

Provided: EIFS

Waiver: EIFS



ITEM 4 – Docket Number: 054-19

Applicant or Agent: Arbor Towne LLC, Studio WTA, Ross Karsen
Property Location: 1800 Jefferson Avenue **Zip:** 70115
Bounding Streets: Jefferson Ave., Danneel St., Octavia St., S. Saratoga St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Uptown **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 490
Proposed Use: Single-Family Residence **Lot Number:** 20
Project Planner: Emily Ramírez Hernández (erhernandez@nola.gov)

Request: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) and Article 22, Section 22.11.B of the Comprehensive Zoning Ordinance to permit an addition onto an existing single-family residence, resulting in insufficient corner side yard setback and insufficient rear yard setback, and a curb cut with excessive width.

Requested Waivers:

Article 11, Section 11.3.A.1 (Table 11-2A) – Corner Side Yard Setback	
Required: 2'	Proposed: 0' Waiver: 2'
Article 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard Setback	
Required: 15'	Proposed: 0' Waiver: 15'
Article 22, Section 22.11.B – Curb Cuts	
Permitted: 12'	Proposed: 18'-5 3/8" Waiver: 6'-5 3/8"



ITEM 5 – Docket Number: 064-19

Applicant or Agent: LSU Health Foundation New Orleans, JMH Realty LLC, USL-2101 Poydras, LLC
Property Location: 2123 Poydras Street **Zip:** 70112
Bounding Streets: Poydras St., S. Galvez St., Perdido St., S. Johnson St.
Zoning District: MS Medical Service District
Historic District: N/A **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 517
Proposed Use: Dormitory **Lot Number:** 086
Project Planner: Haley Delery (hdelery@nola.gov)

Request: This request is for variances from the provisions of Article 15, Section 15.3.A.1 (Table 15-2) and Article 22, Section 22.8.B.1 of the Comprehensive Zoning Ordinance to permit the construction of a dormitory with excessive building height, insufficient front yard setback, insufficient corner side yard setback, insufficient rear yard setback, insufficient interior side yard setback, insufficient off-street parking, and parking that is not located on the same lot.

Requested Waivers:**Article 15, Section 15.3.A.1 (Table 15-2) – Maximum Building Height**

Permitted: 100'	Proposed: 118'	Waiver: 18'
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Article 15, Section 15.3.A.1 (Table 15-2) – Front Yard Setback (Poydras)

Required: 20'	Proposed: 0'	Waiver: 20'
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Article 15, Section 15.3.A.1 (Table 15-2) – Corner Side Yard Setback (S. Johnson)

Required: 10'	Proposed: 0'	Waiver: 10'
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Article 15, Section 15.3.A.1 (Table 15-2) – Interior Side Yard Setback

Required: 10'	Proposed: 5'	Waiver: 5'
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Article 15, Section 15.3.A.1 (Table 15-2) – Rear Yard Setback

Required: 10'	Proposed: 5'	Waiver: 5'
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Article 22, Section 22.8.B.1 – Permitted Vehicle Parking Locations

Required: on-site	Proposed: off-site	Waiver: on-site
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ITEM 6 – Docket Number: 071-19

WITHDRAWN

Applicant or Agent: Robert K. Fruge, Shannon G. Fruge
Property Location: 742 Robert E. Lee Boulevard **Zip:** 70124
Bounding Streets: Robert E. Lee Blvd., Memphis St., Conrad St., Vicksburg St.
Zoning District: S-LRS1 Suburban Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Lot **Square Number:** 46A
Proposed Use: Single-Family Residence **Lot Number:** D
Project Planner: Travis Martin (trlmartin@nola.gov)

Request: This request is for a variance from the provisions of Article 21, Section 21.6.A of the Comprehensive Zoning Ordinance to permit the construction of an accessory structure with excessive rear yard coverage.

Requested Waiver:

Article 21, Section 21.6.A.3 – Accessory Structures and Uses (Rear Yard Coverage)

Permitted: 40% maximum Proposed: 42.7% Waiver: 2.7%



ITEM 7 – Docket Number: 076-19

Applicant or Agent: Kaleidoscope Realty LLC, Webre Consulting
Property Location: 5931-5961 Bullard Avenue **Zip:** 70128
Bounding Streets: Bullard Ave., Lake Forest Blvd., Eastover Dr., Levy Dr.
Zoning District: C-1 General Commercial District
Historic District: N/A **Planning District:** 9
Existing Use: Mixed-Use **Square Number:** -9
Proposed Use: Mixed-Use **Lot Number:** 3D2AA, BB1, BB2
Project Planner: Aspen Nero (asnero@nola.gov)

Request: This is a request for variances from the provisions of Article 24, Section 24.12.D of the Comprehensive Zoning Ordinance to permit two freestanding signs, where only one is permitted, with excessive area and height.

Requested Waivers:

Article 24, Section 24.12.D – Freestanding Signs

Permitted: One per street frontage

Proposed: Two per street frontage

Waiver: Two per street frontage

Article 24, Section 24.12.D – Freestanding Signs (Table 24-2) - Area

Permitted: 32 sq. ft.

Proposed: 250 sq. ft.

Waiver: 218 sq. ft.

Article 24, Section 24.12.D – Freestanding Signs (Table 24-2) - Height

Permitted: 6 ft.

Proposed: 25 ft.

Waiver: 19 ft.



ITEM 8 – Docket Number: 077-19

Applicant or Agent: 1000 N. Broad LLC
Property Location: 1000 N. Broad Street **Zip:** 70119
Bounding Streets: N. Broad St., Ursulines Ave., N. Dorgenois St., St. Philip St.
Zoning District: HU-MU Historic Urban Neighborhood Mixed-Use District
Historic District: Tremé **Planning District:** 4
Existing Use: Office **Square Number:** 342
Proposed Use: Office **Lot Number:** A
Project Planner: Robin Jones (rcjones@nola.gov)

Request: This is a request for variances from the provisions of Article 24, Section 24.11.D of the Comprehensive Zoning Ordinance to permit a projecting sign with excessive area and projection from the building face and insufficient projection from the curb line.

Requested Waivers:**Article 24, Section 24.11.D (Table 24-1) – Projecting Signs (Area)**

Permitted: 12 ft ²	Proposed: 25 ft ²	Waiver: 13 ft ²
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Article 24, Section 24.11.D.2 – Projecting Signs (Curb Line)

Permitted: 2 feet	Proposed: 0 feet	Waiver: 2 feet
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Article 24, Section 24.11.D.2 – Projecting Signs (Building Face)

Permitted: 4 feet	Proposed: 12'-10" feet	Waiver: 8'-10" feet
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**ITEM 9 – Docket Number: 078-19****WITHDRAWN**

Applicant or Agent: 4200 St Claude LLC
Property Location: 4200 St. Claude Avenue **Zip:** 70117
Bounding Streets: St. Claude Ave., Lesseps St., N. Rampart St., France St.
Zoning District: HMC-2 Historic Marigny/Tremé/Bywater Commercial District
Historic District: Bywater **Planning District:** 7
Existing Use: Vacant **Square Number:** 351
Proposed Use: Hotel/Motel **Lot Number:** A
Project Planner: Haley Delery (hdelery@nola.gov)

Request: This request is for a variance from the provisions of Article 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance to permit the construction of a hotel with insufficient off-street parking.

Requested Waiver:**Article 22, Section 22.4.A (Table 22-1) – Off-Street Vehicle and Bicycle Parking Requirements**

Required: 8 spaces	Proposed: 5 spaces	Waiver: 3 spaces
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C. Variances – New Business**ITEM 10 – Docket Number: 079-19**

Applicant or Agent: David Claus, LLC
Property Location: 6520 Avenue A **Zip:** 70113
Bounding Streets: Avenue A, 34th St., Avenue B, 36th St.
Zoning District: S-LRS1 Suburban Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 261
Proposed Use: Single-Family Residence **Lot Number:** C-1
Project Planner: Amos Jasper Wright (ajwright@nola.gov)

Request: This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) to permit the construction of a single-family residence with insufficient minimum required aggregate of side yards (**AFTER THE FACT**).

Requested Waiver:

Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Required Aggregate of Side Yards (Percent of Lot Width)

Required: 10 ft

Provided: 8 ft

Waiver: 2 ft

**ITEM 11 – Docket Number: 080-19**

Applicant or Agent: Melissa D. King, Heather Gardner
Property Location: 3061 Royal Street **Zip:** 70113
Bounding Streets: Royal St., Montegut St., Dauphine St., Clouet St.
Zoning District: HMR-3 Historic Marigny/Tremé/Bywater Residential District
Historic District: Bywater **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 261
Proposed Use: Single-Family Residence **Lot Number:** C-2
Project Planner: Robin Jones (rcjones@nola.gov)

Request: This request is for a variance from the provisions of Article 9, Section 9.3.A (Table 9-2) to permit an addition onto an existing single-family residence, resulting in insufficient rear yard setback.

Requested Waiver:

Article 9, Section 9.3.A (Table 9-2) – Rear Yard Setback

Required: 15'-6'

Proposed: 10 ft

Waiver: 4'-6"



ITEM 14 – Docket Number: 083-19

Applicant or Agent: LC Hospitality Group LLC, Trapolin-Peer Architects, Shae Trahan
Property Location: 1100-1112 Canal Street **Zip:** 70115
Bounding Streets: Canal St. Elk Pl., Tulane Ave. S. Rampart St.
Zoning District: CBD-3 Cultural Arts District
Historic District: Canal Street **Planning District:** 3
Existing Use: Amusement Facility, Indoor **Square Number:** 16
Proposed Use: Hotel/Motel **Lot Number:** 19
Project Planner: Larry Massey (lwmassey@nola.gov)

Request: This request is for variances from the provisions of Article 17, Section 17.4.A.1 (Table 17-2) and Section 17.6.D.1, and Article 22, Section 22.10.B of the Comprehensive Zoning Ordinance to permit an addition onto an existing vacant building, resulting in a hotel with excessive height, insufficient minimum transparency, and a loading space with insufficient length.

Requested Waivers:

Article 17, Section 17.4.A.1 (Table 17-2) – Maximum Building Height
 Permitted: 120 ft Proposed: 195 ft Waiver: 75 ft
Article 17, Section 17.6.D.1 – Building Design (Transparency)
 Required: 50% Proposed: 27% Waiver: 23%
Article 22, Section 22.10.B – Design of Off-Street Parking (Dimensions)
 Required: 35 ft Proposed: 22 ft Waiver: 13 ft



ITEM 15 – Docket Number: 084-19

Applicant or Agent: NOLA Life LLC, Erika Gates
Property Location: 1038 Milan Street **Zip:** 70115
Bounding Streets: Milan St., Camp St., Gen. Pershing St., Chestnut St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Uptown **Planning District:** 12
Existing Use: Single-Family Residence **Square Number:** 24
Proposed Use: Single-Family Residence **Lot Number:** 2 & 3
Project Planner: Haley Delery (hdelery@nola.gov)

Request: This request is for a variance from the provisions of Article 21, Section 21.6.A.8 of the Comprehensive Zoning Ordinance to permit the construction of an accessory structure located in front of the abutting structure’s front building line.

Requested Waiver:

Article 21, Section 21.6.A.8 – Accessory Structures and Uses (Corner Lots)
 Required: Behind abutting structure’s front building line
 Proposed: In front of abutting structure’s front building line
 Waiver: In front of abutting structure’s front building line



ITEM 16 – Docket Number: 085-19**RENDERED MOOT**

Applicant or Agent: Amy Scandaliato
Property Location: 7821 Burke Avenue **Zip:** 70114
Bounding Streets: Burke Ave., Dinkins St., Devine Ave., Fulton St.
Zoning District: S-RS Suburban Single-Family Residential District
Historic District: N/A **Planning District:** 9
Existing Use: Vacant Lot **Square Number:** 24
Proposed Use: Single-Family Residence **Lot Number:** 6-A
Project Planner: Aspen Nero (asnero@nola.gov)

Request: This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2), in conjunction with Subdivision Docket 074-19, to permit the construction of a single-family residence with insufficient lot area and insufficient lot width.

Requested Waivers:**Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Area**

Required: 6,000 ft ²	Proposed: 4,000 ft ²	Waiver: 2,000 ft ²
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Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Width

Required: 50 ft	Proposed: 40 ft	Waiver: 10 ft
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**ITEM 17 – Docket Number: 086-19****RENDERED MOOT**

Applicant or Agent: Amy Scandaliato
Property Location: 7827 Burke Avenue **Zip:** 70128
Bounding Streets: Burke Ave., Dinkins St., Devine Ave., Fulton St.
Zoning District: S-RS Suburban Single-Family Residential District
Historic District: N/A **Planning District:** 9
Existing Use: Vacant Lot **Square Number:** 9
Proposed Use: Single-Family Residence **Lot Number:** 4-A
Project Planner: Aspen Nero (asnero@nola.gov)

Request: This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2), in conjunction with Subdivision Docket 074-19, to permit the construction of single-family residence with insufficient lot area and insufficient lot width.

Requested Waivers:**Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Area**

Required: 6,000 ft ²	Proposed: 4,000 ft ²	Waiver: 2,000 ft ²
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Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Width

Required: 50 ft	Proposed: 40 ft	Waiver: 10 ft
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ITEM 18 – Docket Number: 087-19

RENDERED MOOT

Applicant or Agent: Amy Scandaliato
Property Location: 7815 Burke Avenue **Zip:** 70119
Bounding Streets: Burke Ave., Dinkins St., Devine Ave., Fulton St.
Zoning District: S-RS Suburban Single-Family Residential District
Historic District: N/A **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 9
Proposed Use: Single-Family Residence **Lot Number:** 8-A
Project Planner: Aspen Nero (asnero@nola.gov)

Request: This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2), in conjunction with Subdivision Docket 074-19, to permit the construction of a single family residence with insufficient lot area and insufficient lot width.

Requested Waivers:

Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Area
Required: 6,000 ft² Proposed: 4,000ft² Waiver: 2,000 ft²
Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Width
Required: 50 ft Proposed: 40 ft Waiver: 10 ft



ITEM 20 – Docket Number: 089-19

Applicant or Agent: Dwight Cramer, Concordia Architects, Teva Kaplan
Property Location: 2375 Rousseau Street **Zip:** 70117
Bounding Streets: Rousseau St., First St., St. Thomas St., Soraparu St.
Zoning District: MU-1 Medium Intensity Mixed-Use District
Historic District: Irish Channel **Planning District:** 7
Existing Use: Vacant Lot **Square Number:** 351
Proposed Use: Single-Family Residence **Lot Number:** A
Project Planner: Rachael Berg (rberg@nola.gov)

Request: This is a request for variances from the provisions of Article 15, Section 15.3.A.1 (Table 15-2) of the Comprehensive Zoning Ordinance to permit the construction of a single-family residence with insufficient lot area and insufficient rear yard setback.

Requested Waivers:**Article 15, Section 15.3.A.1 (Table 15-2) – Minimum Lot Area**

Required: 3,000 ft² Proposed: 2,270.75 ft² Waiver: 729.25 ft²

Article 15, Section 15.3.A.1 (Table 15-2) – Rear Yard Setback

Required: 20 ft Proposed: 15 ft Waiver: 5 ft

**ITEM 21 – Docket Number: 090-19****WITHDRAWN**

Applicant or Agent: Ryan Gunter, Lisa Gunter
Property Location: 7000 General Diaz Street **Zip:** 70117
Bounding Streets: General Diaz St., Walker St., Memphis St., Conrad St.
Zoning District: S-LRS1 Suburban Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 7
Existing Use: Vacant Lot **Square Number:** 351
Proposed Use: Single-Family Residence **Lot Number:** A
Project Planner: Sabine Lebailleux (selebailleux@nola.gov)

Request: This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance to permit the construction of a single-family residence with insufficient front yard setback, insufficient corner side yard setback, and insufficient minimum required aggregate of side yards.

Requested Waivers:**Article 13, Section 13.3.A.1 (Table 13-2) – Front Yard Setback**

Required: 20 ft Proposed: 15 ft Waiver: 5 ft

Article 13, Section 13.3.A.1 (Table 13-2) – Corner Side Yard Setback

Required: 10 ft Proposed: 5 ft Waiver: 5 ft

Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Required Aggregate of Side Yards (Percent of Lot Width)

Required: 10 ft Proposed: 9 ft Waiver: 1 ft



ITEM 22 – Docket Number: 091-19

Applicant or Agent: Property Renovations Of Louisiana LLC
Property Location: 6221-23 Painters Street (Lot 13-A) **Zip:** 70117
Bounding Streets: Painters St., Mexico St., Franklin St., Robert E. Lee Blvd.
Zoning District: S-RD Suburban Two-Family Residential District
Historic District: N/A **Planning District:** 7
Existing Use: Vacant Lot **Square Number:** 351
Proposed Use: Single-Family Residence **Lot Number:** A
Project Planner: Sydney Shivers (sydney.shivers@nola.gov)

Request: This is a request for a variance from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) of the comprehensive Zoning Ordinance, in conjunction with Subdivision Docket 084-19, to create a lot with insufficient lot area for the construction of a single-family residence.

Requested Waiver:

Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Area

Required: 4,400 ft² Proposed: 4,000 ft² Waiver: 400 ft²



ITEM 23 – Docket Number: 092-19

Applicant or Agent: Property Renovations Of Louisiana LLC
Property Location: 6221-23 Painters Street (Lot 13-B) **Zip:** 70117
Bounding Streets: Painter St., Mexico St., Franklin Ave., Robert E. Lee Blvd.
Zoning District: S-RD Suburban Two-Family Residential District
Historic District: N/A **Planning District:** 7
Existing Use: Vacant Lot **Square Number:** 351
Proposed Use: Single-Family Residence **Lot Number:** A
Project Planner: Sydney Shivers (sydney.shivers@nola.gov)

Request: This is a request for a variance from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance, in conjunction with Subdivision Docket 084-19, to create a lot with insufficient lot area for the construction of a single-family residence.

Requested Waiver:

Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Area

Required: 4,400 ft² Proposed: 4,000 ft² Waiver: 400 ft²



ITEM 24 – Docket Number: 093-19

Applicant or Agent: Central City Housing Development Corp
Property Location: 2317 Seminole Lane **Zip:** 70117
Bounding Streets: Seminole Ln., First St., S. Prieur St., Jackson Ave.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: N/A **Planning District:** 7
Existing Use: Single-Family Residence **Square Number:** 351
Proposed Use: Single-Family Residence **Lot Number:** A
Project Planner: Valerie Goines (valerie.goines@nola.gov)

Request: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance to permit the construction of a single-family residence with insufficient rear yard setback, insufficient setback for roof-mounted mechanical equipment, and roof-mounted mechanical equipment that is visible from the public right-of-way.

Requested Waivers:

Article 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard Setback

Required: 7.64ft (20% of depth) Proposed: 3ft Waiver: 4.64ft

Article 21, Section 21.6.T.5 – Roof-Mounted Mechanical Equipment

Required: 6 ft. Proposed: 0 ft. Waiver: 6 ft.

Article 21, Section 21.6.T.5 – Roof-Mounted Mechanical Equipment

Required: Not visible from public right-of-way

Proposed: Visible from public right-of-way

Waiver: Visible from public right-of-way

D. Consideration – Election of Officers

E. Adjournment